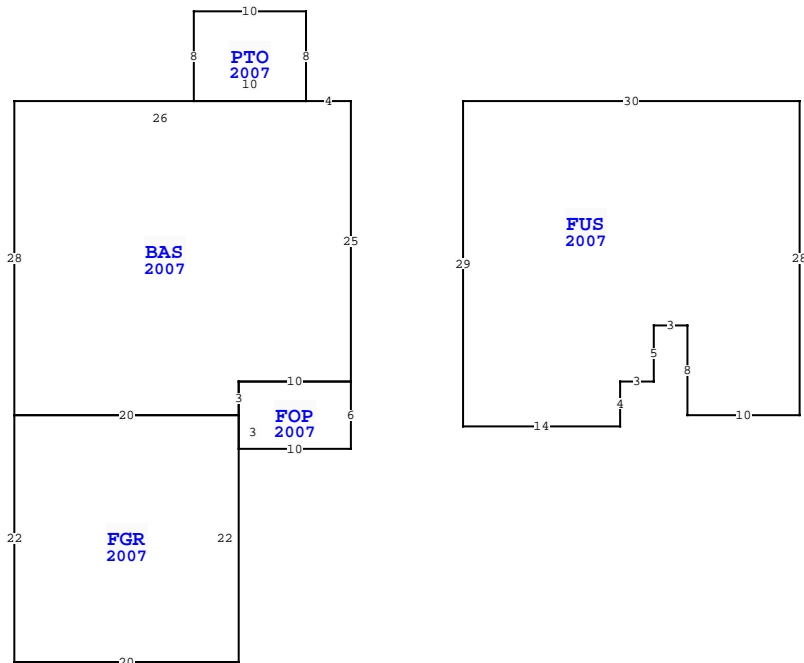




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 50				
Interior Floor	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	2. 2. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	2007	810	87,799
FGR	440	55	2007	242	26,231
FOP	60	30	2007	18	1,951
FUS	821	100	2007	821	88,992
PTO	80	5	2007	4	433
TOTALS	2,211			1,895	205,407

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,895	117.8205	117.82	223,269	2007	2007	0	0	0	8.00	92.00
1 SINGLE FAM - 0% - 0 Heated Area: 1631 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			205,407
TOTAL MARKET OB/XF VALUE			3,608
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			274,015
SOH/AGL Deduction			19,967
ASSESSED VALUE			254,048
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			254,048
TOTAL JUST VALUE			274,015
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12750	H/AC	0	03/01/2007
C19459	CO ISSUED	0	02/01/2007
E18800	NEW CONSTR	2,000	02/01/2007
R10087	REPAIR/RRF	5,000	02/01/2007
B19459	NEW CONSTR	145,002	02/01/2007
P12134	NEW CONSTR	0	02/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/1025	2/25/2019	WD Q	Q	I	01	197,000
GRANTOR: BURNETT DAVID T & ANG						
GRANTEE: AH4R PROPERTIES TWO						
1511/1373	7/11/2007	WD Q	Q	I		185,000
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: BURNETT DAVID T & A						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	35	16		SF	6.50	100	2007	2007	3	87	3,167	
2	0810	CONCRETE A	0	0	26	3		SF	6.50	100	2007	2007	3	87	441	

TOTAL OB/XF													3,608				
96005 CORAL REEF RD, YULEE																	
BLD DATE													LGL DATE				
XF DATE													LAND DATE				
INC DATE													AG DATE				
													05/13/2025 MLU				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2007] W4 PTO=[YR=2007] N8W10S8E10S W26S28												
FGR=[YR=2007] S22 E20 N22 W20 S E20 FOP=[YR=2007]												
S3E10N6W10S3S N3 E10N25S PTR=E10 FUS=[YR=2007] S29 E14 N4 E3												
N5 E3 S8 E10 N28 W30 S W10S.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								